

UNDERGROUND STORAGE TANK CLOSURE REPORT

**BALBOA PACIFIC
11240 BLOOMFIELD AVENUE
SANTA FE SPRINGS, CALIFORNIA**

AUGUST, 1997

PREPARED FOR:

**BC Santa Fe Springs, LLC
717 Lido Park Drive
Newport Beach, CA 92663**

TRG Number 5033-BC

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**UNDERGROUND STORAGE TANK
CLOSURE REPORT**

**BALBOA PACIFIC
11240 BLOOMFIELD AVENUE
SANTA FE SPRINGS, CALIFORNIA**

EXECUTIVE SUMMARY

This report summarizes the removal of one steel underground storage tank (UST) at "Balboa Pacific", 11240 Bloomfield Avenue in the City of Santa Fe Springs, State of California (the Site, Figure 1).

On August 27, 1997, one 280 gallon waste oil UST was removed from the Site. Also one soil sample was collected from beneath the former UST as required by the City of Santa Fe Springs Fire Department (SFSFD). The sample taken indicated trace concentrations of total recoverable petroleum hydrocarbons (TRPH) at 19 milligrams per kilogram or parts per million (ppm). Laboratory results were "non-detect" for benzene, toluene, ethylbenzene and xylenes (BTEX).

Based on these laboratory results and the work performed, we recommend full and unconditional closure of the Site with respect to the underground storage tank.

1.0 INTRODUCTION

1.1 Involved Parties

BC Santa Fe Springs, LLC (the Client) retained The Reynolds Group (TRG, the contractor and consultant) to remove one UST at the site. Once the tank was uncovered, it was determined to be a 280 gallon UST. Required permits were obtained by TRG prior to performing the work. JEM Degassing (JEM) of El Toro, California was a subcontractor on the job.

Regulatory oversight was provided by the SFSFD as represented by Inspector Brenda Nelson. Excavation and tank disposal was performed by JEM. Rinsing, transportation and disposal of the waste liquids was performed by Cal Vac Environmental and the tank was certified clean by Harbor Testing Laboratories, both under contract to JEM. TRG measured lower explosive limits and oxygen levels and prepared this tank closure report. TRG collected the soil sample under the direction of the SFSFD, and Del Mar Analytical provided laboratory analyses.

2.0 GENERAL SITE CHARACTERISTICS

2.1 Site Description

The Site is currently occupied by Balboa Pacific, a contracting and environmental remediation company. The former 280 gallon UST was located on the northern central part of the property behind a storage garage. (See Figure 2).

2.2 Site Lithology

Soil encountered during the excavation consisted of brown, fine to coarse, slightly silty sands. During the tank removal and excavation, groundwater was not encountered. According to Nancy in the Hydrology Division of the Los Angeles County Department of Public Works, the nearest well to the

FX-9: Wells

FX-9: Wells

ground surface.

Depth to groundwater at Well No. 1645-H is 43.1 feet below

3.0 UST REMOVAL

3.1 Field Activities and Observations

Prior to performing the work, TRG obtained a tank closure permit from the SFSFD. A copy of the permit is attached in Appendix A. The tank was permitted as a 1,000 gallon UST. Upon uncovering the tank, it was determined to be 280 gallons.

Excavation activities began at approximately 7:30 a.m. and cleaning of the UST commenced at approximately 10:00 a.m. The inside of the tank was spray washed and rinsate liquids and solids were removed and properly disposed at DeMenno/Kerdoon, a certified transfer, storage and disposal (TSD) facility in Compton, California. A copy of the rinsate manifest is included in Appendix C.

Prior to removal from the excavation, dry ice was dropped in the tank. Under the supervision of Inspector Nelson, the tank was pulled from the excavation with a backhoe at approximately 3:00 p.m. The UST was then transported to Adams Steel in Anaheim, California, and destroyed for scrap metal. A tank destruction certificate is included in Appendix C. No visible signs of holes or deterioration of the tank were noted.

After removal of the tank, the excavation was filled with native soil and approximately two tons of imported pea gravel.

3.2 Soil Sampling Procedures and Rationale

After the UST was removed, a representative from The Reynolds Group collected one soil sample from beneath the former UST (Sample T-1). Inspector Nelson selected the sample location and observed the sample collection (See Figure 2).

Prior to sample collection, the backhoe removed overburden soil in the sampling area to reach undisturbed soil. The sample was collected from the backhoe bucket into a clean, brass, sample tube. Soil was collected into the tube by forcing the tube into soil adjacent to the teeth of the backhoe bucket. The sample tube was overfilled to minimize head space losses. The ends of the sample tube were lined with Teflon and capped with polyethylene caps. The SFSFD observed the sample collection and labeling process. The soil sample was retained on ice and transported with chain-of-custody documentation to Del Mar Analytical, of Van Nuys, California.

3.3 Laboratory Analyses and Results

The sample was analyzed for TRPH by EPA Method 418.1, and for BTEX by EPA Method 8020. The analytical methods used were those requested by the SFSFD. Laboratory results were "non-detect" for BTEX, and showed only trace concentrations of TRPH (19 ppm). The laboratory report and chain-of-custody documentation are contained in Appendix B.

4.0 CONCLUSIONS & RECOMMENDATIONS

The following conclusions are based on the results of the field work conducted at the Site and subsequent laboratory analyses:

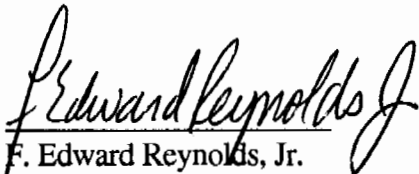
- One 280 gallon UST was removed from the subject site.
- The soil sample taken from beneath the former UST was "non-detect" for BTEX and showed only trace concentrations of TRPH at 19 ppm.
- The tank excavation was backfilled.

Based on these results and our observations, we recommend full and unconditional closure at this site with respect to the underground storage tank. The TRPH level detected is far below current regulatory guidelines and there is no need for further work.

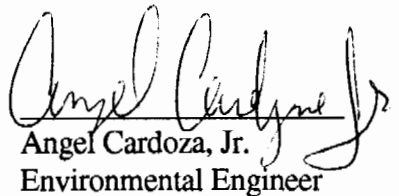
5.0 LIMITATIONS

This report is based on the information gathered during the course of the work as described in the text and references. Its validity is based on the available facts, circumstances, and data as of the date of the report and TRG takes no responsibility for any subsequent changes in those facts, circumstances, and data.

This report is rendered as of the date hereof and is intended solely for the benefit and use of the client.



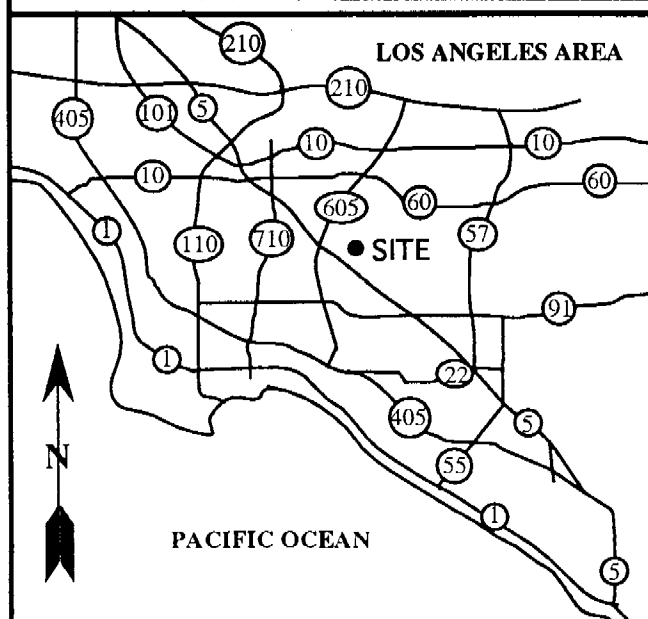
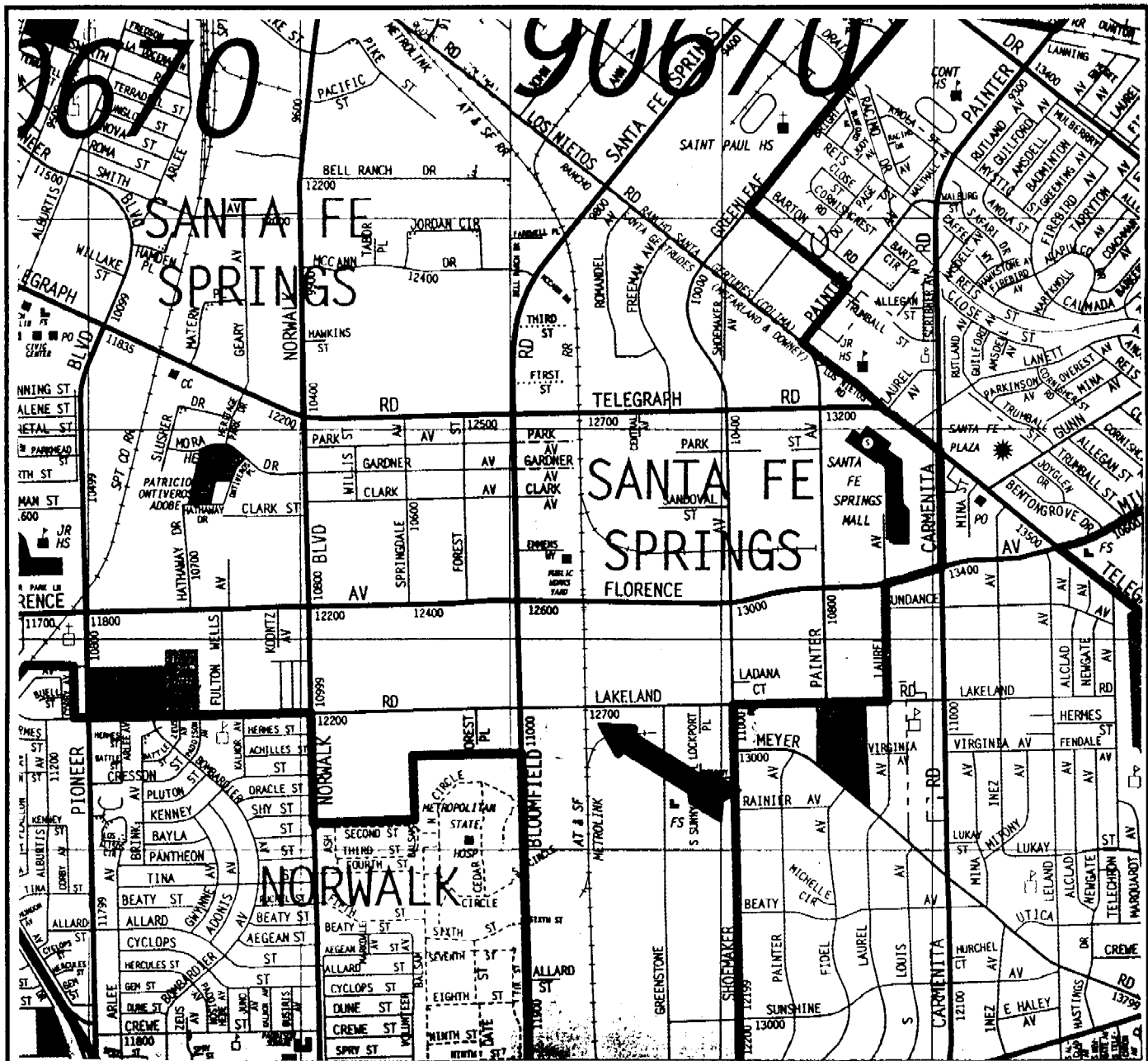
F. Edward Reynolds, Jr.
California Registered Civil Engineer
#38677



Angel Cardoza, Jr.
Environmental Engineer



FIGURE 1
SITE LOCATION MAP



ADAPTED FROM 1997 L.A. COUNTY THOMAS BROTHERS GUIDE, PAGES 706 & 707.

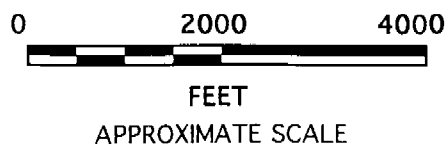


FIGURE 1
SITE LOCATION MAP

BALBOA PACIFIC
11240 BLOOMFIELD AVE.
SANTA FE SPRINGS, CA

AUGUST 1997

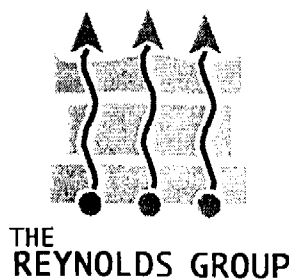
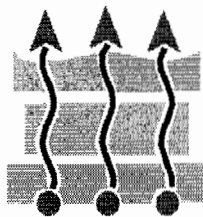
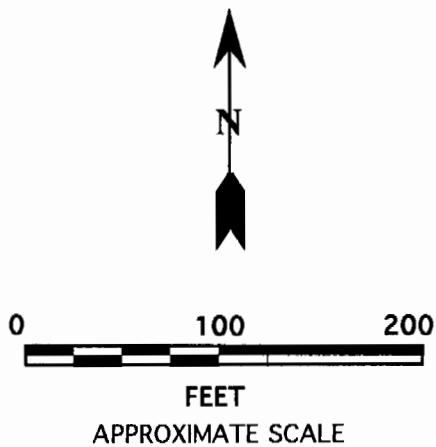
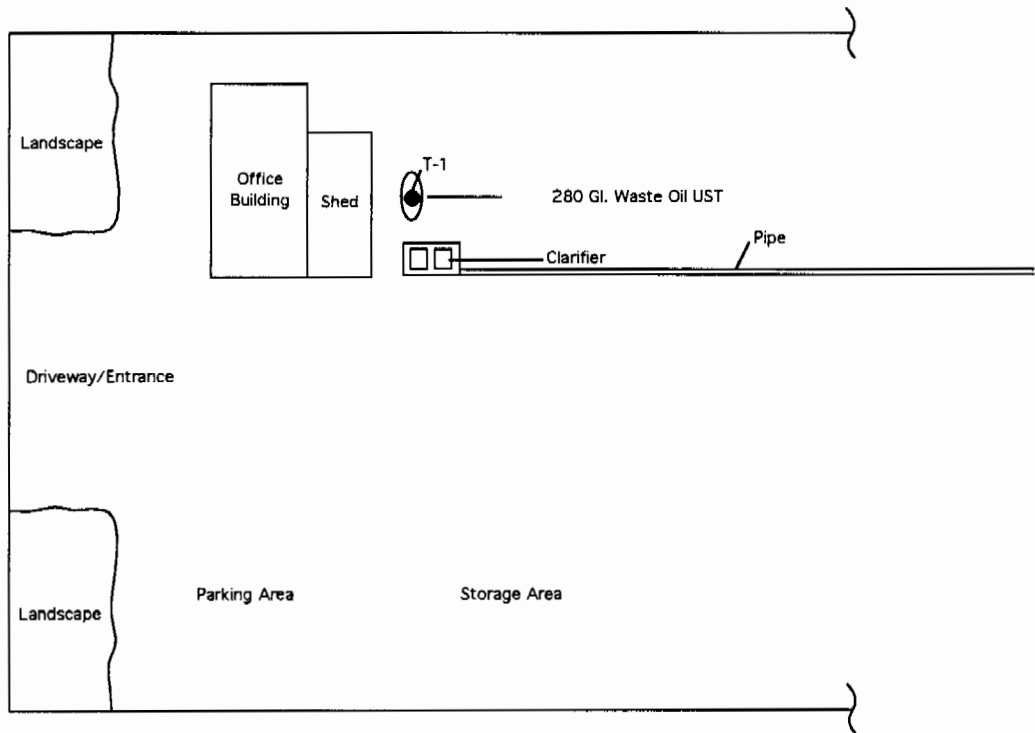


FIGURE 2
SITE PLOT PLAN WITH
SAMPLE LOCATION

BLOOMFIELD AVENUE



THE
REYNOLDS GROUP

**TANK PLOT PLAN
WITH SAMPLE LOCATION**

BALBOA PACIFIC
11240 BLOOMFIELD
SANTA FE SPRINGS, CA

AUGUST 1997

APPENDIX A
TANK REMOVAL PERMIT



CITY OF SANTA FE SPRINGS
FIRE DEPARTMENT
FIRE ENVIRONMENTAL PROTECTION BUREAU
 11300 GREENSTONE AVE., SANTA FE SPRINGS, CA 90670
 (310) 944-9713 • FAX (310) 941-1817

PLAN REVIEW/FIELD INSPECTION/SPECIAL ACTIVITIES APPLICATION

Name of Facility BALFOA PACIFIC
 Project Address 11240 BUDMFIELD AVE Unit # —
 Architect/Engineer _____ telephone _____

Address _____
 Contractor THE REYNOLDS GROUP telephone 714/730-5397
 Address 250 EL CAMINO REAL, #204, TUSON CA 92780

LICENSED CONTRACTOR DECLARATION:
 I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class HA/HAZ License No. 659765
 Signature F. Edward Reynolds Date 8/18/97

OWNER BUILDER DECLARATION
 I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature Kelly Chute Date 8/19/97 City License _____

DESCRIPTION OF WORK

removal of 1-1,000gal
waste oil UST

(✓)	DESCRIPTION	FEE	(✓)	DESCRIPTION	FEE
PLAN REVIEW AND FIELD INSPECTIONS			On-site Fire Hydrant System		
<input checked="" type="checkbox"/>	Preliminary Plan Review		<input checked="" type="checkbox"/>	Drying Ovens	
<input checked="" type="checkbox"/>	Fire Alarm Systems		<input checked="" type="checkbox"/>	High-Piled Combustible Stock (Racks/Draft Curtains/Hose Racks/Smoke Vents)	
<input checked="" type="checkbox"/>	Fire Extinguishing System		<input checked="" type="checkbox"/>	a. 501 to 2,500 sq. ft.	
FIRE SPRINKLER SYSTEMS			<input checked="" type="checkbox"/>	b. 2,501 to 12,000 sq. ft.	
<input checked="" type="checkbox"/>	a. Up to 20,000 sq. ft. per floor		<input checked="" type="checkbox"/>	c. 12,001 to 20,000 sq. ft.	
<input checked="" type="checkbox"/>	b. 20,001 to 50,000 sq. ft. per floor		<input checked="" type="checkbox"/>	d. More than 20,001 sq. ft.	
<input checked="" type="checkbox"/>	c. 50,001 to 100,000 sq. ft. per floor		<input checked="" type="checkbox"/>	Tents and Air Support Structure	
<input checked="" type="checkbox"/>	d. More than 100,000 sq. ft. per floor		<input checked="" type="checkbox"/>	Tenant Improvements (Structural/Auto Sprinklers)	
<input checked="" type="checkbox"/>	e. U/G Fire Main(s)		<input checked="" type="checkbox"/>	Soil Venting Systems	
<input checked="" type="checkbox"/>	Flammable/Combustible Liquid Room		<input checked="" type="checkbox"/>	Gas Detection System	
<input checked="" type="checkbox"/>	Compressed Gas System		SPECIAL ACTIVITIES AND EVENTS -- ONE TIME PERMITS		
<input checked="" type="checkbox"/>	Hazardous Material Tank (U/G & A/G)		U/G TANK REMOVAL		
<input checked="" type="checkbox"/>	Flammable/Combustible Liquid Tank (U/G & A/G)		<input checked="" type="checkbox"/>	a. First Tank	<u>210</u>
<input checked="" type="checkbox"/>	Flammable/Combustible Liquid Piping or Repiping System(s)		<input checked="" type="checkbox"/>	b. Each Additional Tank	
<input checked="" type="checkbox"/>	L.P.G. Tanks		<input checked="" type="checkbox"/>	Abandonment/Reabandonment of Oil Wells (Including Capping)	
<input checked="" type="checkbox"/>	Paint Spray Booths/Dip Tank		<input checked="" type="checkbox"/>	Monitoring Wells	
<input checked="" type="checkbox"/>	Dust Collection System		<input checked="" type="checkbox"/>	Standby Fire Watch	
NEW CONSTRUCTION PLAN REVIEW			<input checked="" type="checkbox"/>	Fire Department Equipment With Crew	
<input checked="" type="checkbox"/>	a. Up to 20,000 sq. ft. per floor		<input checked="" type="checkbox"/>	Request Inspection	
<input checked="" type="checkbox"/>	b. 20,001 to 50,000 sq. ft. per floor		<input checked="" type="checkbox"/>	Risk Management Prevention Program (RMPP), Requests for site information, Hazardous Material Business Plan Review	
<input checked="" type="checkbox"/>	c. 50,001 to 100,000 sq. ft. per floor		<input checked="" type="checkbox"/>	Other	
<input checked="" type="checkbox"/>	d. More than 100,000 sq. ft. per floor		<input checked="" type="checkbox"/>	Other	

MAKE CHECKS PAYABLE TO THE CITY OF SANTA FE SPRINGS

INSPECTOR Bob Nelson DATE 8/19/97

TOTAL DUE 210

APPENDIX B

**LABORATORY REPORT &
CHAIN OF CUSTODY DOCUMENTATION**



2802 Arden Ave., Irvine, CA 92606 (714) 261-1022 FAX (714) 261-1220
1014 E. Leoley Dr., Suite A, Walnut, CA 92324 (909) 370-1667 FAX (909) 370-1046
16425 Shattuck Way, Suite C. H. Van Nuys, CA 91406 (818) 779-1844 FAX (818) 779-1848
2465 W. Linn St., Suite 1, Tempe, AZ 85281 (602) 968-8272 FAX (602) 968-1338

Santochi & Bravante
20 Corporate Plaza
Newport Beach, CA 92660
Attention: Trevor Santochi

Client Project ID: 9821-001-1

Analysis Method: EPA 418.1 (I.R. with clean-up)
First Sample #: GH03988

Sampled: Aug 27, 1997
Received: Aug 27, 1997
Extracted: Sep 2, 1997
Analyzed: Sep 2, 1997
Reported: Sep 2, 1997

TOTAL RECOVERABLE PETROLEUM HYDROCARBONS (EPA 418.1)

Laboratory Number	Sample Description Soil	Sample Result mg/Kg (ppm)	Reporting Limit mg/Kg (ppm)	Dilution Factor
GH03888	T-1	19	5.0	1

Analytes reported as N.D. were not present at or above the reporting limit. Dilution factors are due to matrix effects and other factors.

DEL MAR ANALYTICAL (ELAP #1197)


Jim Hatfield
Project Manager



Results pertain only to samples tested in the laboratory. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical

GH03988.S81 <1 of 4>



2802 Alton Ave., Irvine, CA 92606 (714) 261-1022 FAX (714) 261-1228
1014 E. Cooley Dr., Suite A, Colton, CA 92324 (909) 370-1861 FAX (909) 370-1046
10371 Sherman Way, Suite C-11, Van Nuys, CA 91411 (818) 775-1844 FAX (818) 775-1845
2447 W. 12th St., Suite 1, Tempe, AZ 85281 (602) 968-8777 FAX (602) 968-1358

Santochi & Bravante
20 Corporate Plaza
Newport Beach, CA 92660
Attention: Trevor Santochi

Client Project ID: 9621-001-1
Analysis Method: EPA 5030/8020
First Sample #: GH03988

Sampled: Aug 27, 1997
Received: Aug 27, 1997
Extracted: Aug 30, 1997
Analyzed: Aug 30, 1997
Reported: Sep 2, 1997

BTEX DISTINCTION (EPA 8020)

Laboratory Number	Sample Description Soil	Benzene mg/Kg (ppm)	Toluene mg/Kg (ppm)	Ethyl Benzene mg/Kg (ppm)	Total Xylenes mg/Kg (ppm)
GH03988	T-1	N.D.	N.D.	N.D.	N.D.
Dilution 1:1	Reporting Limit:	0.0050	0.0050	0.0050	0.015

Analyses reported as N.D. were not present at or above the reporting limit. Dilution factors are due to matrix effects and other factors.

DEL MAR ANALYTICAL (ELAP #1157)


Jim Hensfield
Project Manager



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GH03988.SBI (2 of 4)

Page _____ of _____

Note: By relinquishing samples to Del Mar Analytical, client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of invoice. Sample(s) will be disposed of after 30 days.

CERTIFICATE OF DESTRUCTION

COMPANY NAME _____

ADDRESS 11240 Bloomfield
Santa Fe Springs

ADAMS STEEL CERTIFIES THAT the 1-
280 gallon tank

HAS/HAVE BEEN SCRAPPED, CRUSHED, AND
TOTALLY DESTROYED ON: Aug 28, 97

SIGNATURE James R. Caldwell

TITLE Purchasing Agent

DATE Aug 28, 97

ADAMS STEEL
3200 E. FRONTERA ROAD
ANAHEIM CA 92806
(714) 777-CARS
FAX (714) 630-5836

APPENDIX C

**RINSATE FLUID MANIFEST,
AND
TANK DESTRUCTION CERTIFICATE**